

# River Road Study Committee Progress Update

River Road Study Committee

June 13, 2016

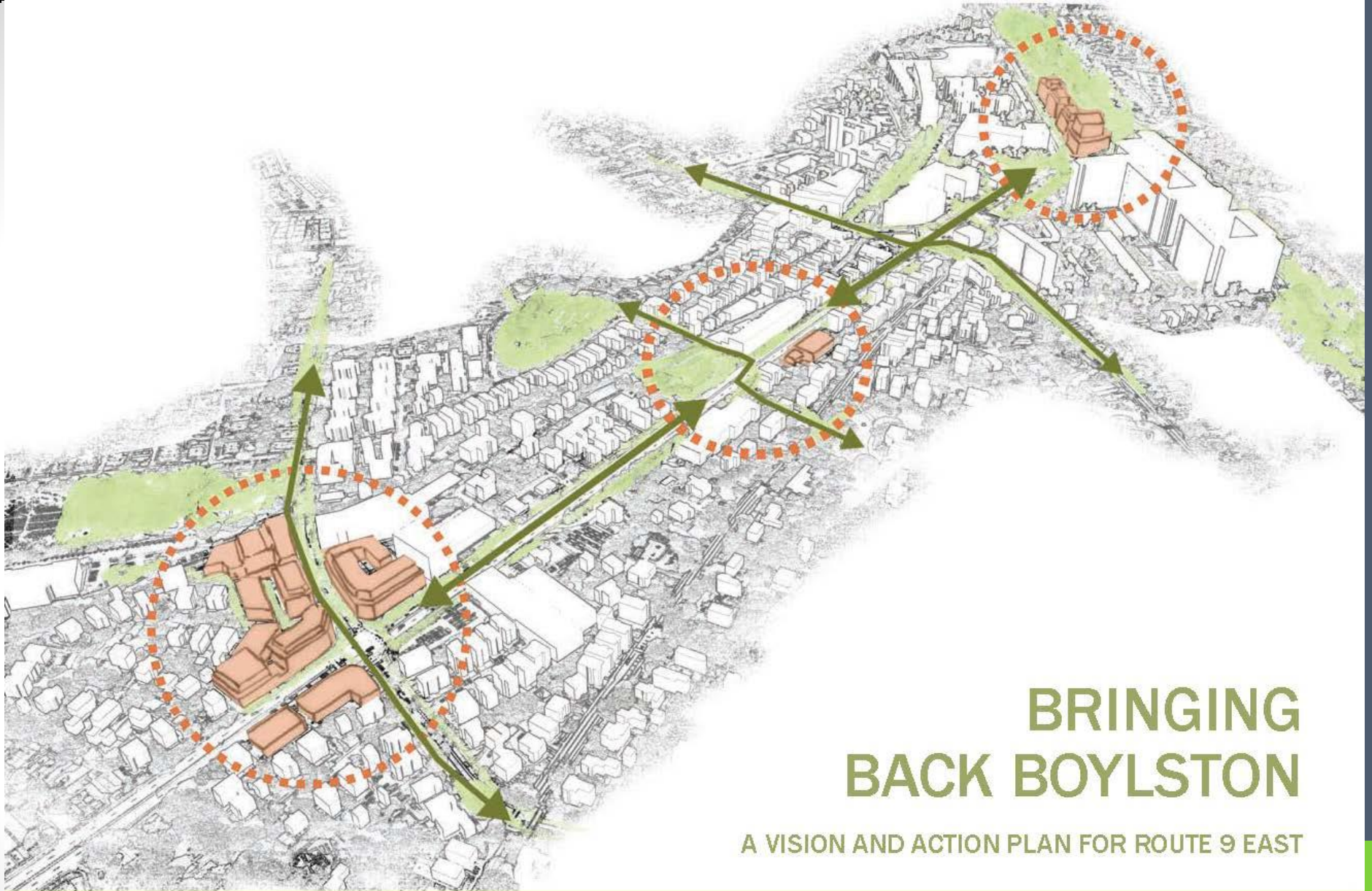
# Comprehensive Plan

## Specific Route 9 Recommendations:

- Balanced development of significant commercial and residential projects in targeted areas
- Pedestrian amenities/enhancements
- Creation of an attractive new gateway to town
- Development of district plans

*“Route 9 will not Divide Brookline”*

– Comprehensive Plan, Pg. 4



# BRINGING BACK BOYLSTON

A VISION AND ACTION PLAN FOR ROUTE 9 EAST

MASSACHUSETTS INSTITUTE OF TECHNOLOGY  
DEPARTMENT OF URBAN STUDIES AND PLANNING

# MIT Study Key Findings

- Industrial District “Emerald Island” a priority catalyst site
- Creating overlay zone that allows for mixed uses on a larger scale.
- Increasing baseline FAR with incentives for specific uses and amenities provided
- Opportunity to provide an improved connection between the Village, neighborhoods and Emerald Necklace
- Opportunity to create a gateway district - *“fill in the next piece of the Route 9 east puzzle”*

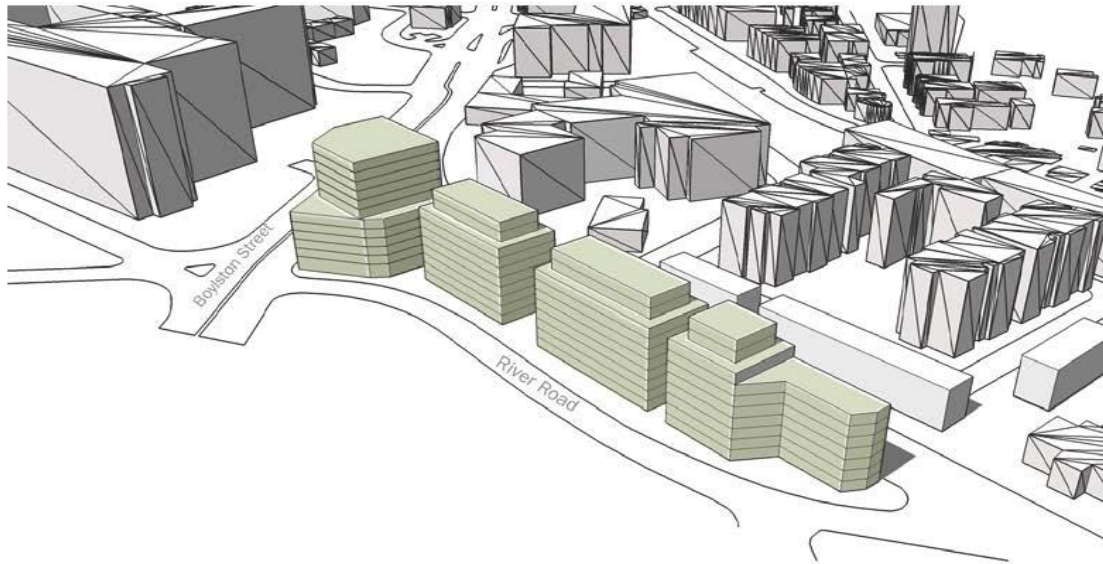


Figure 4.18: Potential building massing for Emerald Island (FAR shown: 5.0).

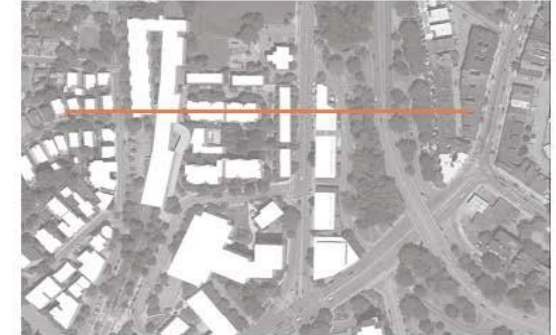


Figure 4.20: Aerial view of Emerald Island showing the location of the section shown below.

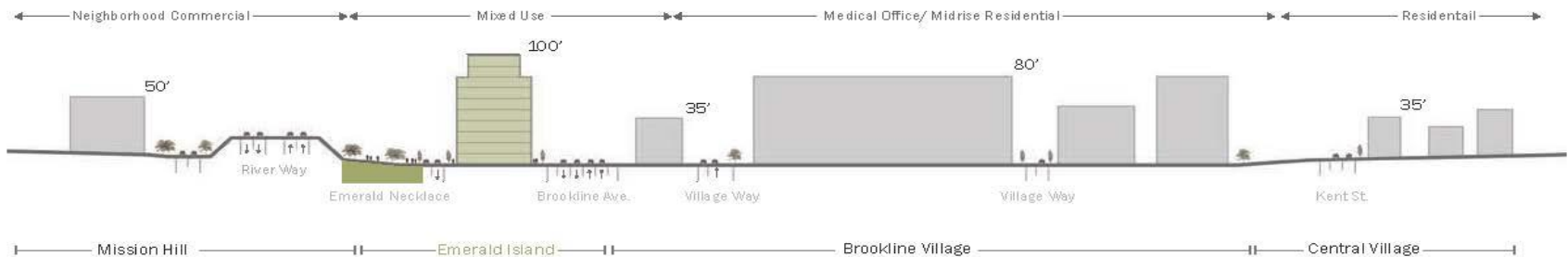


Figure 4.19: Section for Emerald Island showing relationship with surrounding neighborhood. Lack of abutters and proximity to other large projects allow for higher densities on Emerald Island.

*“Additional market and financial feasibility analysis is needed to determine the appropriate scale of future projects...” (Pg. 73 Bringing Back Boylston, 2015)*



# RRSC Guiding Principles

- Optimize unique urban edge condition and relationships to Emerald Necklace, LMA, Brookline Village
- **Enhance public realm especially due to proximity to Emerald Necklace**
- Active inviting streetscape and walkable / bikeable district with porosity and making connections
- Vigorous hybrid multi-use commercial development in transit rich location
- Highest and best use of site
- **Emphasis on revenue (tax \$) producing uses**
- **Scale that is respectful to the surroundings and is economically viable**
- **Aggregation of and synergies of parcels**
- Positive environmental impact

# RRSC Process: Feb - Present

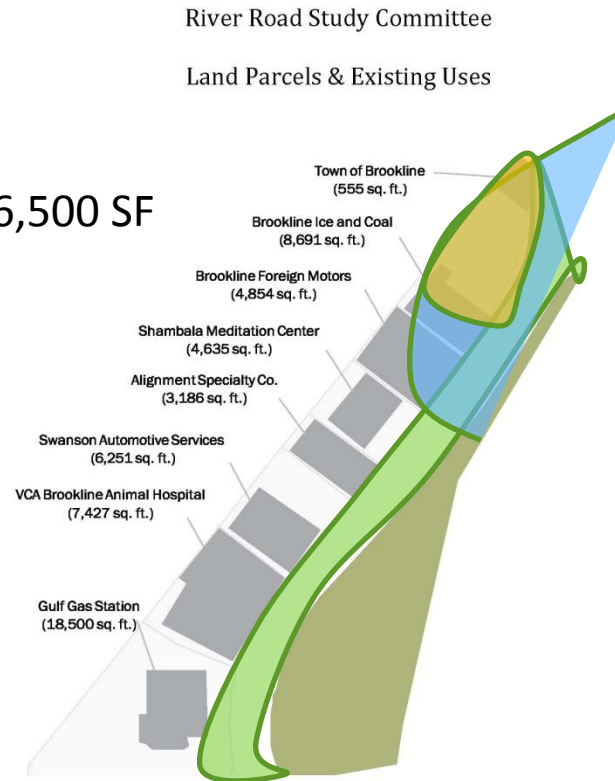
- Identifying Constraints
- Identifying Opportunities
- Preliminary Analysis
  - Committee
  - Consultant
- Draft Zoning Language

# Constraints – Parcel Characteristics

District = 1.2 Ares

Avg Parcel Size = Approx . 6,500 SF

8 Property Owners





# Constraints – Underlying Zoning

- Max FAR of 1.0
- Max Building Height of 40'
- Same onerous parking requirements
- No public benefits available
- **No incentive for prop owners to change uses or to redevelop**

# Study Area Opportunities

## Incentivize Redevelopments that:

- Implements a district plan, including elements of the comp plan
- Strengthens connection with surrounding neighborhoods
- Creates an actual gateway to the town (uses, architecture, scale)
- Enhances pedestrian amenities
- Creates new types of housing for our two fastest growing demographics
- Generates additional tax revenue

**RIVER ROAD STUDY COMMITTEE****Development Scenario: Mixed Use - Medical Office Building with Retail Space at Grade****Existing Land Use and Assessed Valuation**

Parcel	Address	Land Area	Building Area (3)	FY16 Assessed Valuation	A/V Per SF of Land
Gulf Gas Station (1)	25 Washington St.	18,500	0	\$3,245,100	\$175.41
Brookline Animal Hospital	676 - 678 Brookline Ave.	7,427	6,593	\$2,328,000	\$313.45
Swanson Automotive Services (2)	666 Brookline Ave.	6,251	3,036	\$958,400	\$153.32
Alignment Specialty Co.	654 Brookline Ave.	3,186	2,664	\$674,600	\$211.74
Shambala Mediation Center	646 Brookline Ave.	4,635	4,703	\$1,157,400	\$249.71
Brookline Foreign Motors	636 Brookline Ave.	4,854	4,656	\$1,030,900	\$212.38
Brookline Ice & Coal	610 Brookline Ave.	8,691	6,324	\$1,486,100	\$170.99
Town of Brookline (vacant)	0 Brookline Ave.	555	0	\$130,300	\$234.77

<b>District Totals &amp; Weighted Ave.</b>	<b>54,099</b>	<b>27,976</b>	<b>\$11,010,800</b>	<b>\$203.53</b>
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Average Size Parcel Excluding Town Owned Land	7,649
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Average Size Parcel Excluding Town & 25 Washington	5,841
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**Footnotes:**

(1) Acquired by Claremont Hotel Group for redevelopment as select service hotel; existing building has been razed

(2) Land area includes sewer easement

(3) Maximum building area per existing zoning is Floor Area Ratio (FAR) = 1.0

**Estimated Fair Market Value**

Assembly Value Premium 150%

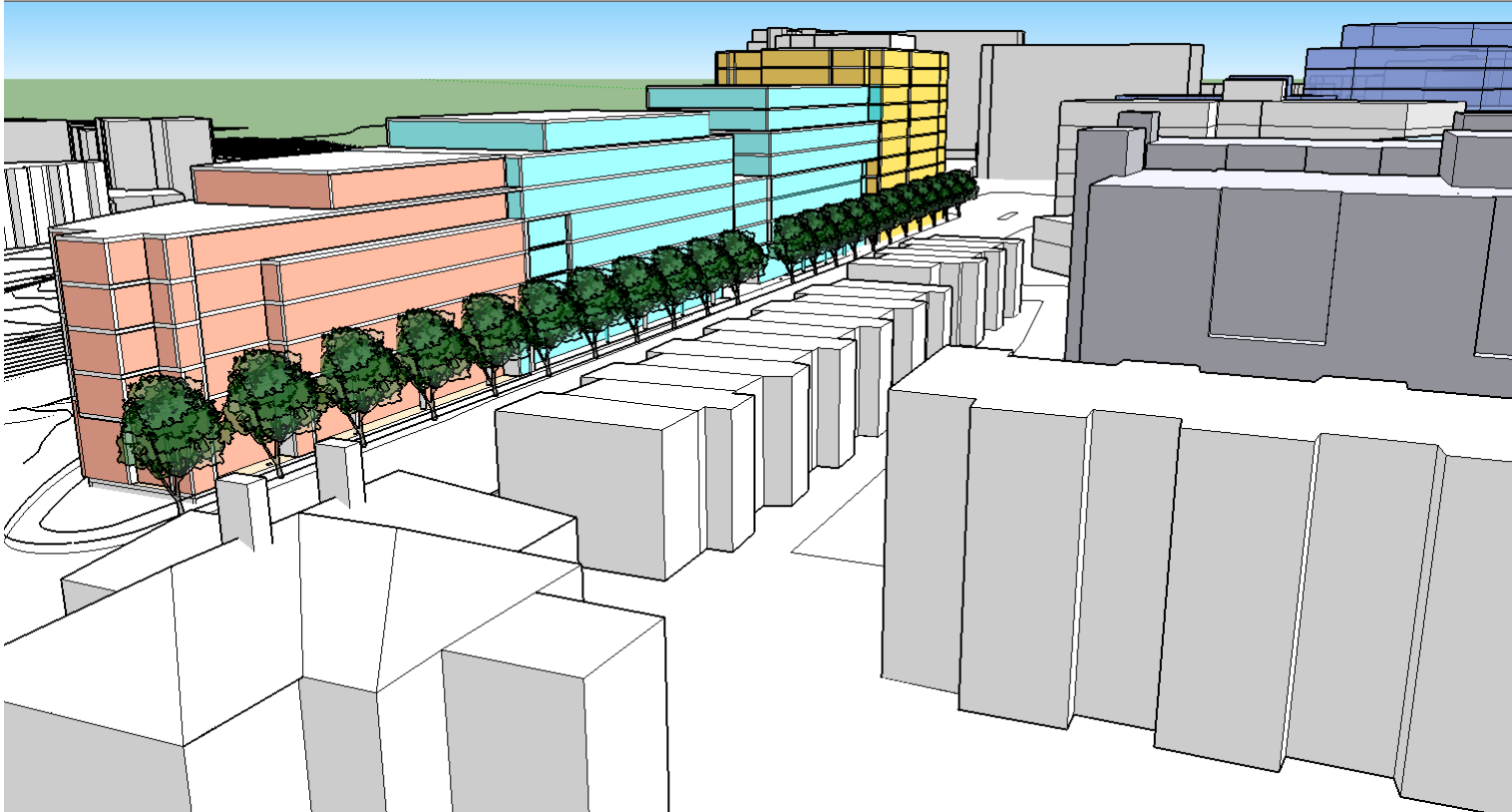
Parcel	Address	Land Area	FY16 Assessed Valuation	Assembly Value	Adjusted FMV PSF of Land
Gulf Gas Station (1)	25 Washington St.	18,500	\$3,245,100	\$4,867,650	\$263.12
Brookline Animal Hospital	676 - 678 Brookline Ave.	7,427	\$2,328,000	\$3,492,000	\$470.18
Swanson Automotive Services	666 Brookline Ave.	6,251	\$958,400	\$1,437,600	\$229.98
Alignment Specialty Co.	654 Brookline Ave.	3,186	\$674,600	\$1,011,900	\$317.61
Shambala Mediation Center	646 Brookline Ave.	4,635	\$1,157,400	\$1,736,100	\$374.56
Brookline Foreign Motors	636 Brookline Ave.	4,854	\$1,030,900	\$1,546,350	\$318.57
Brookline Ice & Coal	610 Brookline Ave.	8,691	\$1,486,100	\$2,229,150	\$256.49
Town of Brookline (vacant)	0 Brookline Ave.	555	\$130,300	\$195,450	\$352.16

<b>District Totals &amp; Weighted Ave.</b>	<b>54,099</b>	<b>\$11,010,800</b>	<b>\$16,516,200</b>	<b>\$305.30</b>
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# Uses Being Analyzed

- Hotel
- Office (general, medical, co-working, maker space)
- Residential (micro units, age restricted, live/work space)
- Retail (restaurant/café, small convenience store)

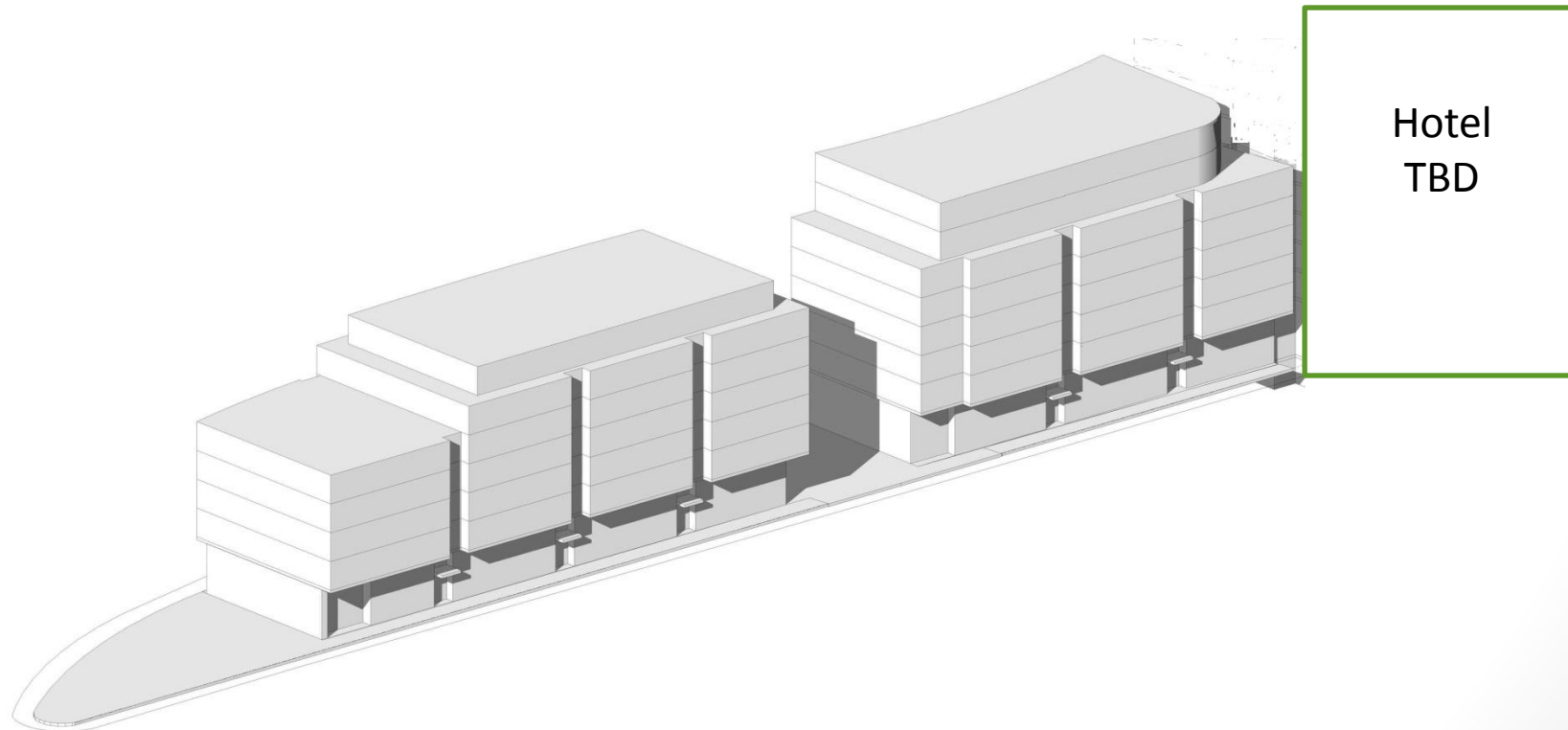
# Preliminary Massing Concepts



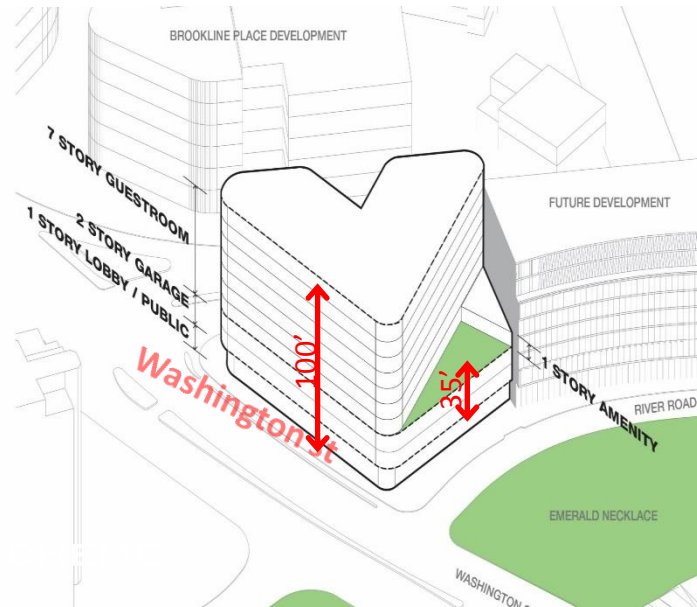
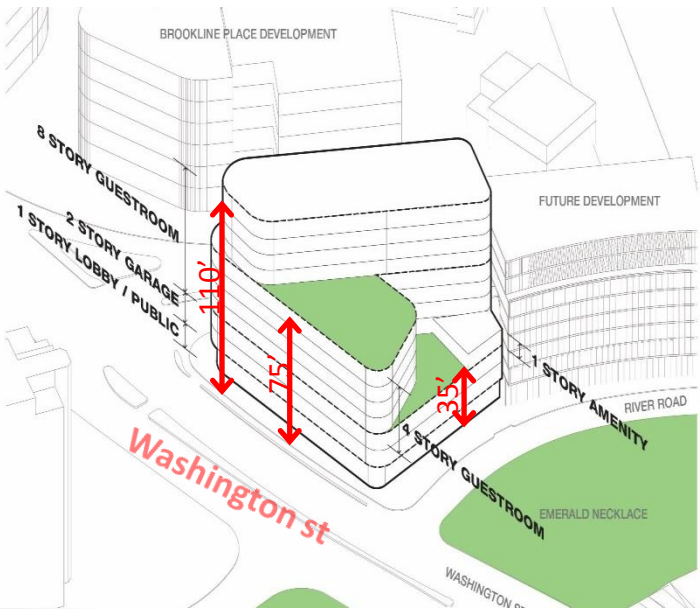
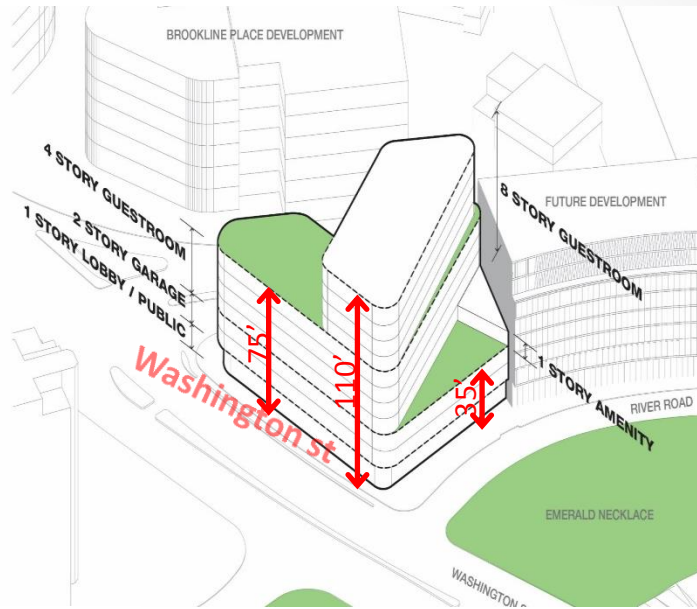
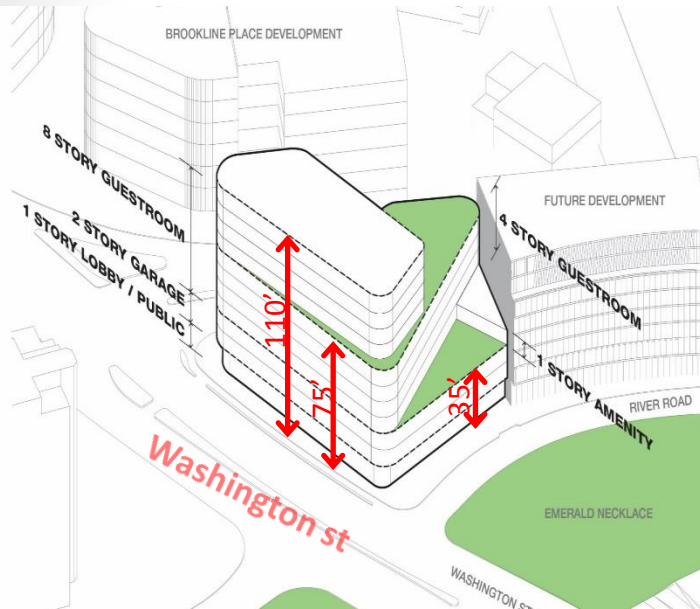
# Revised Preliminary Massing Concepts



# Updated Preliminary Massing Concept







# Study Area Analysis

- Parcel aggregation is paramount
- Significant opportunity to enhance River Road, Brookline Ave and Washington St.
- Parking a challenging, but not insurmountable
- Desired uses are viable, but....
- Provisions for larger scale development essential component of making them happen
- Opportunity for innovative zoning proposal

# Draft Zoning Overview

## Triggers:

- Lot size
- Uses
  - Hotel
  - Co-Work
  - Artist Live/Work
  - Age Rest Housing
  - Office
- Requirements
  - sidewalk width
  - public benefits
  - building length
  - Etc...

# Next Steps For the Committee

## **June**

- Further refine draft zoning
- McKinney final analysis and recommendations (uses, criteria and scale required)
- Committee final analysis (uses, criteria and scale acceptable)
- Architecture Subcommittee work on design guidelines
- Public hearing to preview zoning and hotel proposal (June 27 @ 7pm)
- Committee review and revise draft zoning

## **July/August**

Finalize zoning and WA for Town Meeting